

TOWN OF BIG FLATS
ZONING BOARD OF APPEALS
MEETING MINUTES
DECEMBER 16, 2014

Town Hall
Meeting Room
7:00pm

Members Present: Don Williams, Heather Hanson, Dave Robbins

Members Absent: Dick Seely

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: Karl Schwesinger, James Gensel

Minutes

October 29, 2014

November 18, 2014

Motion by Robbins, seconded by Hanson, to approve the minutes of October 29, 2014 and November 18, 2014, Discussion, None, Motion Carries 3-0.

RESOLUTION ZBA-2014-8

PUBLIC HEARING

ISLAMIC ASSOCIATION AREA VARIANCE REQUEST

620 COUNTY ROUTE 64

Tax Parcel # 58.01-1-61.11

Resolution by: Robbins

Seconded by: Hanson

WHEREAS, the Zoning Board of Appeals of the Town of Big Flats received an application October 17, 2014 from Islamic Association of the Finger Lakes, owner of tax parcel #58.01-1-61.11, for a request of relief from Chapter 17.40.020 of the Town of Big Flats Zoning Law; and

WHEREAS, the applicant requests relief for “maximum lot coverage”; and

WHEREAS, the Town of Big Flats Planning Board returned the referral to the Town of Big Flats Zoning Board of Appeals for their determination with a recommendation to grant the variance; and

WHEREAS, the Town of Big Flats Code Enforcement staff provided a staff report from STC Southern Tier Central Regional Planning of the Southern Tier dated December 2, 2014; and

WHEREAS, the proposed action is Type II action pursuant to SEQR 6 NYCRR Part 617.5(c) (13) and therefore does not warrant an environmental review; and

WHEREAS, the Town of Big Flats Planning Board is the lead agency pursuant to SEQR 6 NYCRR Part 617; and

NOW THEREFORE BE IT RESOLVED, the Zoning Board agrees to consider the applicants area variance request(s):

FURTHER RESOLVED, the Zoning Board of Appeals of the Town of Big Flats hereby schedules a public hearing to be held on January 27, 2014.

AYES: Williams, Hanson, Robbins

NAYS:

ABSTAINED:

Dated: Tuesday, December 16, 2014

BIG FLATS, NEW YORK

By order of the Zoning Board of Appeals of the Town of Big Flats

Don Williams

Chairman, Zoning Board of Appeals

This property was purchased a number of years ago with the intention of building a mosque. Phase I will include the main place of worship. Phase II proposes an expansion. Phase III will allow for a school along with additional parking. That additional parking would require an area variance.

Gilbert noted that the planning board has required landscaping along with a fence in the buffer area adjacent to the residential development.

Motion by Robbins, seconded by Hanson, to adjourn at 7:15pm, Discussion, None, Motion Carries 3-0.

Meeting adjourned at 7:16pm